



## Beech Avenue Dinnington

- Family property
- Three bedrooms
- Available unfurnished
- Off street parking
- Breakfasting kitchen
- Very spacious

**£ 600 pcm**  
Fees & Deposit Apply

ROOK  
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# Beech Avenue, Dinnington

This superb family home in the pleasant village of Dinnington is available to let immediately on an unfurnished basis. Situated on a lovely corner plot and with off street parking the property offers spacious and versatile accommodation and wonderful outside space with gardens to both front and rear. There are three bedrooms, a pleasant lounge, lovely breakfasting kitchen and refurbished family bathroom. The landlord has advised us that children are acceptable and they will consider pets.

**ENTRANCE PORCH:** Double glazed door to the side and laminate flooring.

**INNER HALL:** Storage cupboard, central heating radiator and carpet.

**DINING KITCHEN 12'8 x 6'11 (3.86m x 2.11m)** Fitted wall and base units with work surfaces over, 1 ½ bowl stainless steel sink unit with mixer tap, gas hob, electric oven with extractor over, part tiled walls, tiled floor, boiler in cupboard, central heating radiator and double glazed window to the rear.

**DINING AREA 11'2 x 9'8 (3.40m x 2.95m)** Tiled floor, central heating radiator and double glazed French doors to rear garden.

**UTILITY AREA:** With fitted base units, work surfaces, plumbing for washing machine and double glazed door to the side.

**LOUNGE:** 15'11 x 11'2 (4.85m x 3.40m) Electric fire, coving to ceiling, carpet, central heating radiator and double glazed window to front and side.

**STAIRS TO FIRST FLOOR LANDING:** Loft hatch, carpet and double glazed window to the front.

**MASTER BEDROOM 13'11 x 11'1 (4.24m x 3.38m)** Fitted wardrobes, carpet, central heating radiator and double glazed windows to front and side.

**BEDROOM TWO: 12'8 x 9' (3.86m x 2.74)** Carpet, central heating radiator and double glazed window to the rear.

**BEDROOM THREE 11 x 9'7 (3.35m x 2.92m)** Carpet, central heating radiator and double glazed window to the rear.

**BATHROOM:** White suite comprising of panelled bath with shower over, pedestal wash hand basin, push button w/c, vinyl flooring, part tiled walls and double glazed window to the front.

**EXTERNALLY:** There is a wonderful large front garden which has fenced boundaries and is laid to lawn and with a driveway. The rear garden is paved with borders and boundaries are fenced.

## FEE DISCLAIMER

As part of our application process, fees will become due for referencing, tenancy agreement preparation and an initial inventory check (where applicable), these will be charged in addition to the Rent and Deposit that will be payable before the tenancy starts.

Please contact us for full details of the fees payable before you make any decision about this property or before you decide to view this property. We can provide you with an explanation of how these fees are calculated, please note that the referencing fees are charged per individual and should a Guarantor be required, this would attract additional referencing fees.

P00005326/EC/RH/210319/V.1



**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guidance only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential tenants are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the tenants interests to check the working condition of any appliances. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.  
**Money Laundering Regulations** – intending tenants will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the rental.  
**Right to Rent** – each person who is intending to reside in the property and is over 18 must complete a Tenant Application Form and prove they have the Right to Rent in the UK.

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